055.0	0002	0030.B	1 of 1	Industrial		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	567,800 / 567,800
					USE VALUE:	567,800 / 567,800
					ASSESSED:	567,800 / 567,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
60		DUDLEY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SANTINI MARK & GARY--TRS
Owner 2:	SANTINI REALTY TR
Owner 3:	
Street 1:	60 DUDLEY ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 13,347 Sq. Ft. of land mainly classified as Comm. Whs. with a Warehouse Building built about 1967, having primarily Conc. Block Exterior and 6000 Square Feet, with 1 Unit, 0 Bath, 0 3/4 Bath, 2 HalfBaths, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	I	INDUSTRIA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
316	13347.000	226,000		341,800	567,800
Total Card	0.306	226,000		341,800	567,800
Total Parcel	0.306	226,000		341,800	567,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 94.63 | /Parcel: 94.63

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 36963

GIS Ref

GIS Ref

Insp Date 10/02/18

!4454!

PREVIOUS ASSESSMENT

Parcel ID 055.0-0002-0030.B

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	316	FV	226,000	0	13,347.	336,200	562,200	562,200	Year End Roll	12/18/2019
2019	316	FV	209,700	0	13,347.	296,900	506,600	506,600	Year End Roll	1/3/2019
2018	316	FV	209,700	0	13,347.	296,900	506,600	506,600	Year End Roll	12/20/2017
2017	316	FV	209,700	0	13,347.	296,900	506,600	506,600	Year End Roll	1/3/2017
2016	316	FV	209,700	0	13,347.	296,900	506,600	506,600	Year End	1/4/2016
2015	316	FV	198,400	0	13,347.	268,900	467,300	467,300	Year End Roll	12/11/2014
2014	316	FV	198,400	0	13,347.	268,900	467,300	467,300	Year End Roll	12/16/2013
2013	316	FV	198,400	0	13,347.	268,900	467,300	467,300		12/13/2012

PRINT

Date	Time
12/10/20	19:28:42

LAST REV

Date	Time
10/09/19	13:29:43
apro	
4454	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	728-25		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	36963
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
5/20/2019	I & E Return	JO	Jenny O
10/2/2018	MEAS&NOTICE	PH	Patrick H
2/21/2017	I & E Return	EMK	Ellen K
8/15/2016	I & E Return	EMK	Ellen K
3/13/2009	Meas/Inspect	197	PATRIOT
5/1/2000	Meas/Inspect	197	PATRIOT
8/1/1990		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
316	Comm. Whs.		13347		Sq. Ft.	Site		0	15.25	1.68	CF									341,767						341,800	

Total AC/HA: 0.30640 | Total SF/SM: 13347 | Parcel LUC: 316 | Comm. Whs. | Prime NB Desc: COMM FR | Total: 341,767 | Spl Credit | Total: 341,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	43 - Warehouse		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	6 - Slab		
Frame:	2 - Steel		
Prime Wall:	21 - Conc. Block		
Sec Wall:	7 - Brick	20	%
Roof Struct:	4 - Flat		
Roof Cover:	4 - Tar & Gravel		
Color:	BRICK		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1967	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	16		
Prim Int Wall	5 - Minimul		
Sec Int Wall:	1 - Drywall	25	%
Partition:	T - Typical		
Prim Floors:	12 - Concrete		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	0

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	2	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:		Rating:	
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	40.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		40	%

CALC SUMMARY

Basic $ / SQ:	48.00
Size Adj.:	1.14999998
Const Adj.:	0.97016084
Adj $ / SQ:	53.553
Other Features:	5000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	376621
Depreciation:	150649
Depreciated Total:	225973

COMMENTS

SANTINI.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 0		BRs: 0		Baths:					HB 2		

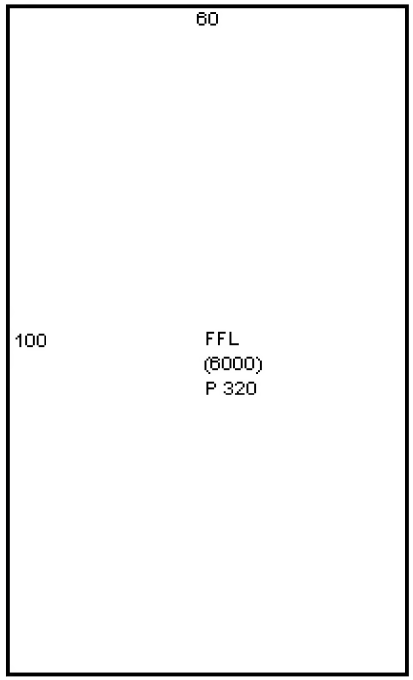
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
Totals			
0			

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	6,000	56.230	337,383
Net Sketched Area:		6,000	Total:	337,383
Size Ad	6000	Gross Are	6000	FinArea 6000

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
FFL	100	OFC	25	A	

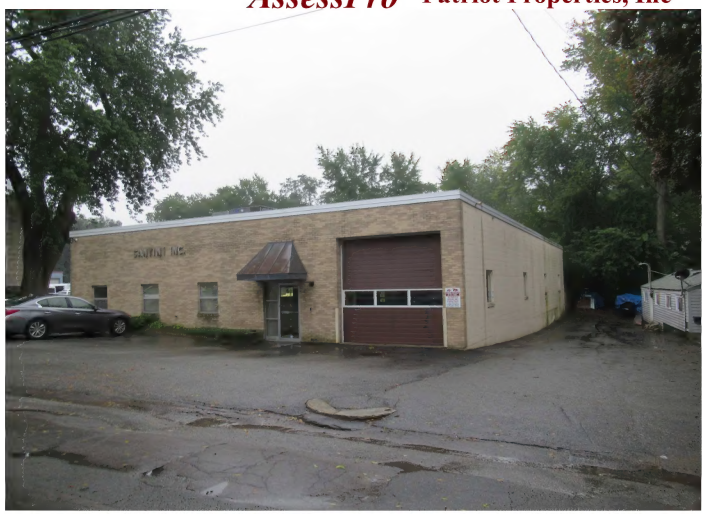
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv$/SQ:		AvRate:		Ind.Val

Juris. Factor:		Before Depr:	58.91
Special Features:	0	Val/Su Net:	37.67
Final Total:	226000	Val/Su SzAd	37.67

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 055.0-0002-0030.B

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N | Total Yard Items: | Total Special Featues: | Total: